



Courthouse Project Update 04.17.20

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next scheduled instance, 04.23.2020

New and/or updated items indicated by bold italics

3000 Rockefeller Ave., M/S 404
Everett, WA 98201-4046
425.388.3087
www.snoco.org

Dave Somers
County Executive

1. Schedule

a. Schedule

- **Current Status:**

- **COVID-19 EFFECTS:** The County notified Hoffman and Performance Abatement, via letters dated April 7, 2020, that the pandemic constitutes a force majeure event. The County will not request or require Hoffman and Performance Abatement to continue work. Schedule time extensions, but not costs, are allowed under force majeure.
- As of April 9, both Hoffman and Performance have elected to continue working.
- Due to ongoing pandemic-related challenges regarding labor availability and supply chain impacts, building user groups will remain in temporary offices longer than originally scheduled.
- The exact length of any schedule delays is still being calculated and is based on pandemic-related impacts.
- Per contract, Hoffman has notified the County of any potential cost and schedule impacts. Hoffman has forwarded notices from its subcontractors to the County regarding likely upcoming schedule impacts, as well as challenges to performing certain tasks while maintaining social distancing.

- **Resolved:**

- Hoffman absorbed impacts from the weather events of 1/13 to 1/15 without adding days to the project schedule.
- Hoffman's previously reported schedule extension request, resulting from a series of requests for information regarding interior framing and window trim, was resolved without adding days to the project schedule.
- Elevators and exterior cladding, two trades on recovery schedules prior to Addition opening, have been resolved.
- Per contract, Hoffman is required to notify the County of any potential schedule impacts.

b. **Upcoming Activities – see also 5.a-5.b. and 6.a.-6.e.**

Continue abatement and MEP (mechanical, electrical, and plumbing) demolition in the existing Courthouse's vacated jury assembly and District Court Hearing Room; continue punchlist corrections in the Addition elevator; begin renovations in the Office of Public Defense Rooms 1500, 1510 and 1515; punchlist corrections for Addition ceilings. form and pour south shear wall in the tunnel, rerouting MEP systems in the wall cavity; complete the landscaping surrounding the entrance and accessibility ramp; continue early structural work above ceilings in the Commissioner Courts chambers and Clerk Confirmations areas; prepare to renovate the existing Courthouse elevators.



c. Progress to Date

Connected the Addition and Courthouse at Levels 3 and 5; closed off and disconnected MEP systems in the east side of the existing Courthouse's first floor; began abatement and demolition of ceilings and floors in selected areas of the existing Courthouse's first floor; installed composite metal panels on all elevations of the Addition exterior; obtained sign-off for Addition occupancy; completed pouring of the south shear wall footing; began relocations of building user groups from Levels 1 and 2 of the existing Courthouse; began landscaping and installing irrigation systems on the north and east of the Addition; performed renovations in Courtrooms 2B through 2E and 5A through 5D.

2. Contract Metrics

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Projected Completion: 3/12/20
- c. Phase 2 Substantial Completion: 3/4/21
 - Reflects non-compensable time extensions to cover delays resulting from removal of contaminated soils and the remnants of the old County Detention Home, and from the February 2019 snowstorms.
- d. Original Project Budget (approved by Council 7/30/2018): \$76,579,770
 - Adjustment due to removal of art allowance: -\$441,417
 - Revised Project Budget: \$76,138,353
- e. **Work Complete and Invoiced Through 1/31/20:** \$46,457,062

3. Changes

- None at this time.

4. Upcoming Project Decisions Needing Court Input

Due Date	Item

5. Stakeholder Concerns

- a. **Connections Between Courthouse and Addition** – Crews will connect the Addition and Courthouse on Level 3 after the Addition opens. The existing restroom needs to be demolished.
- b. **Phase 2 Office Move Plan** – The general Phase 2 office moves plan has been distributed by Facilities and Fleet Management. Lynn Gray from Facilities is working with each building user group on moving specific offices and individuals at specific times, once their destination spaces are ready. COVID-19 has impacted this schedule and user groups will be delayed moving to destination spaces.
- c. **Minimizing Noise Disruptions** – The Project Team continues to provide advance notice to Superior and District Courts regarding activities which may carry major noise impacts, especially those which must continue in order to maintain schedule.



6. Announcements / Action Items

- a. ***Ribbon-Cutting Ceremony Postponed*** – *In light of recent events in the State of Washington and in an abundance of caution, the formal ribbon-cutting ceremony for the Addition is being postponed until public health concerns have subsided.*
 - b. ***Current and Upcoming Courtroom and Chambers Work (2019-20)***
 - i. ***Commissioner Chambers Early Phase 2 Work (2019-20)*** – *Install above-ceiling structural steel elements in two Court IT offices on Level 1, then continue with selected Commissioner chambers.*
 - *The IT offices will serve as swing space for Commissioners displaced by structural steel and shear wall work performed before and during Phase 2.*
 - *Facilities has installed a new temporary door to close off this hallway.*
 - c. ***Meetings Going Forward*** – *Our next three scheduled meetings are April 23, May 28, and June 25. Per current public health concerns, we will advise of any alternate meeting / teleconferencing arrangements, or of any cancellations or postponements.*
-



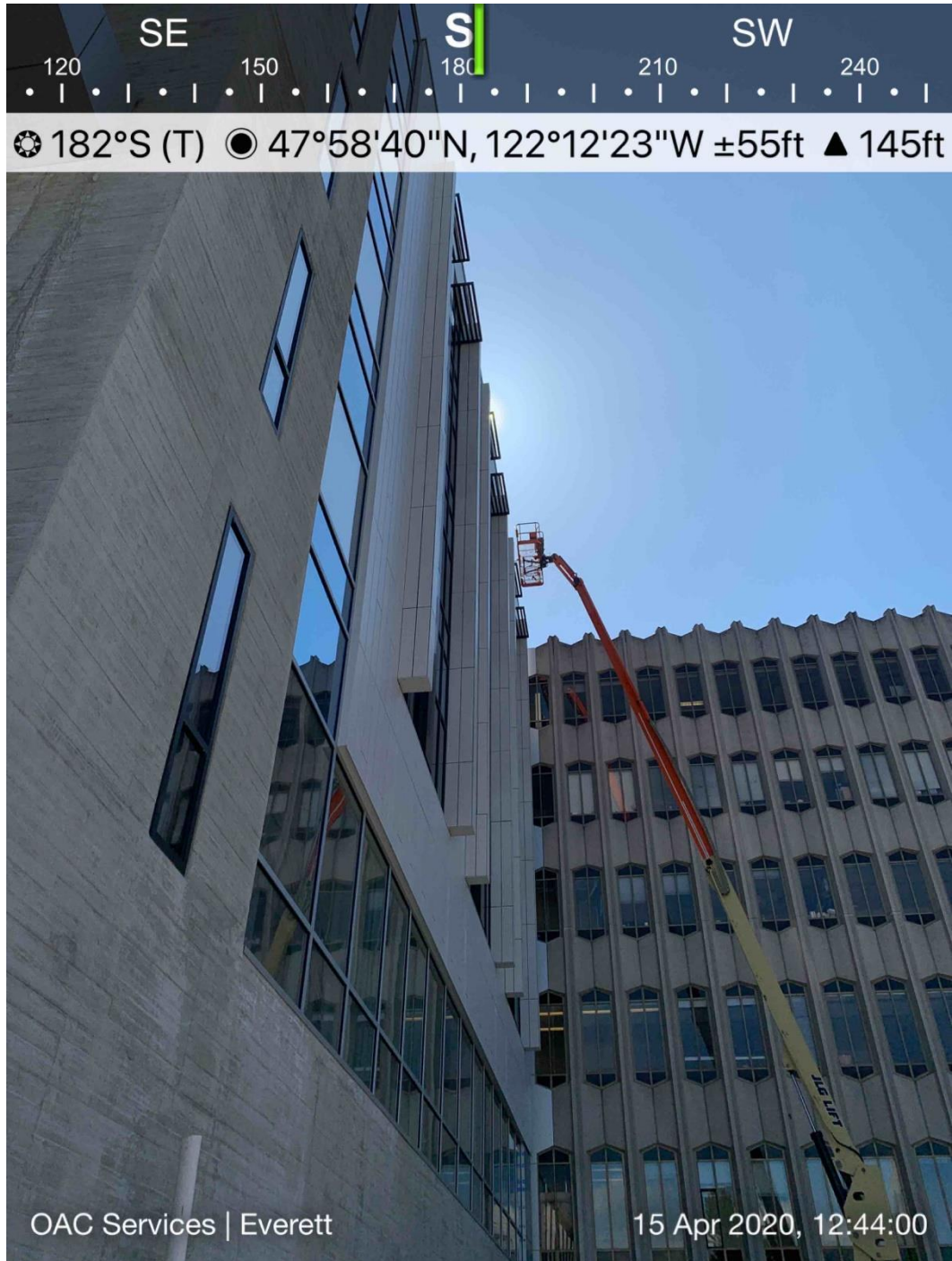
Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Effective 4/13/20

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE			
NEW	CURRENT	JUDGE	NOTES
5A	Superior Dept 12	Ellis	
5B	Superior Dept 11	Dingledy	
5C	Superior Dept 9	Farris	
5D	Superior Dept 10	Weiss	
4A	NEW	TBD	old Kinard Conference Room
3A	District Dept 2	Bui	
3B	District Dept 3	Howard	
3C	District Dept 1	(District Hearings)	to be relocated from 1 (east side) in early 2021; temporarily relocating to Basement in 2020
3D	N/A	(shell space)	
3E	Superior Dept 7	Okoloko	
3F	Superior Dept 8	Lucas	
2A	C201	Alexander	high-profile trial courtroom
2B	Superior Dept 1	Appel	Judge Appel at DJJC
2C	Superior Dept 2	Okrent	
2D	Superior Dept 3	Larsen	
2E	Superior Dept 4	Langbehn	Judge Judge at DJJC
1A	C304	(Superior Court Criminal Hearings)	to be relocated from 3 (south side) in late 2020
NEW	CURRENT	COMMISSIONER	NOTES
1B	Commissioner A	Harness	
1C	Commissioner B	Moriarty	
1D	Commissioner C	Harness	
1E	Commissioner D	Waggoner	

The new courtroom numbering scheme represents the renovation's wayfinding improvements and reflects upcoming courtroom assignments.



Figure 2: Progress Photo.



Parapet work on the West Elevation of the Snohomish County Courthouse.



Snohomish County
Facilities Management
Courthouse Project

Hoffman's most recent 6-week lookahead (03/31/20, first page)

ID	Activity Name	Sub	Dur	Start	Finish
Snohomish County Courthouse (Current)			102	13-Jan-20 A	03-Jun-20
Milestones			0	10-Apr-20	10-Apr-20
MS106	Milestone - Phase 1 - Restroom Renovations Complete	HCC	0		10-Apr-20
MS117	Milestone - Phase 1 - Basement / Restrooms / Addition Complete	HCC	0		10-Apr-20
Phase 1 - Addition, Existing Basement Remodel, RR Core			90	13-Jan-20 A	15-May-20
Phase 1 - New Addition			90	13-Jan-20 A	15-May-20
Phase 1 - New Addition - Building Envelope			10	30-Jan-20 A	10-Apr-20
Phase 1 - New Addition - Building Envelope - West L2 to Roof			10	30-Jan-20 A	10-Apr-20
C2179	Addition - Ext - (All Elevations) - Composite Metal Panels #2	KCO	10	30-Jan-20 A	10-Apr-20
Phase 1 - New Addition - Interior Buildout & Fit-Up			5	13-Apr-20	17-Apr-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators			5	13-Apr-20	17-Apr-20
C1643	Addition Elevator - Punchlist Corrections	HCC	5	13-Apr-20*	17-Apr-20
Phase 1 - New Addition - Site Finishes			5	16-Mar-20 A	07-Apr-20
C2037	Site - Landscape / Irrigation / Soil Installation East of 12.1 Line	A-1	5	16-Mar-20 A	07-Apr-20
Phase 1 - New Addition - Commissioning & Startup			90	13-Jan-20 A	15-May-20
C1743	Addition - Installation & Testing of Security System (by Owner)	Owner	10	13-Jan-20 A	03-Apr-20
C1649	Addition - Final Inspections / Test & Commission	HCC	30	17-Jan-20 A	03-Apr-20
C2199	Addition Cx - FPTs HVAC	KBA	20	10-Feb-20 A	06-Apr-20
C2213	Addition Cx - FPTs Metering	KBA	5	26-Feb-20 A	08-Apr-20
C2212	Addition Cx - Meter Integration	JCI	2	02-Mar-20 A	08-Apr-20
C2220	Addition Cx - Owner Training - HVAC / Plumbing	HP	5	02-Apr-20*	08-Apr-20
C2219	Addition Cx - Owner Training - BAS	JCI	5	07-Apr-20*	13-Apr-20
C2209	Addition Cx - FPTs Irrigation	KBA	1	10-Apr-20*	10-Apr-20
C2218	Addition Cx - Owner Training - Electrical Systems	VECA	5	11-May-20*	15-May-20
Phase 1 - New Restroom Core in Existing Building			5	06-Apr-20	10-Apr-20
Phase 1 - New Restroom Core - Commissioning & Startup			5	06-Apr-20	10-Apr-20
C1642	New RR Core - Punchlist Corrections	HCC	5	06-Apr-20*	10-Apr-20
Phase 2 - Existing Courthouse Renovation			62	24-Feb-20 A	19-May-20
Phase 2 - South Shearwall			24	09-Apr-20	12-May-20
Phase 2 - Basement Shearwall			24	09-Apr-20	12-May-20
C2432	SSW BL - Build Scaffolding / Demo / Abate Overhead (PAS Manpower Ava	PAS	15	09-Apr-20	29-Apr-20
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	30-Apr-20	01-May-20
C2433	SSW BL - Form Basement to Level 1	IW	7	04-May-20	12-May-20
Phase 2 - Level 1 Renovation			40	20-Mar-20 A	14-May-20
C1098	Existing L1 - Barricade & Partition Off Remodel Spaces	AP	5	20-Mar-20 A	01-Apr-20



Snohomish County
Facilities Management
Courthouse Project

Hoffman's most recent 6-week lookahead (03/31/20, continued)

Phase 2 - Level 1 Renovation - GL C-F / 16-24			33	30-Mar-20 A	13-May-20
C2249	Existing L1 - Demo Ceiling GL C-F / 14-24	PAS	5	30-Mar-20 A	03-Apr-20
C2459	Existing L1 - Make Safe OH Elec	VECA	1	02-Apr-20*	02-Apr-20
C2255	Existing L1 - Cut / Cap / Field Measure Sheetmetal - Fitting & Grid East of	HP	2	06-Apr-20*	07-Apr-20
C2254	Existing L1 - Demo OH Elec GL C-F / 16-24	VECA	3	06-Apr-20	08-Apr-20
C2258	Existing L1 - Abate GL C-F / 14-24 (East)	PAS	25	09-Apr-20	13-May-20
Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520			29	06-Apr-20	14-May-20
C2243	Existing L1 - Demo Ceiling GL E-F / 7-14	PAS	4	06-Apr-20*	09-Apr-20
C2246	Existing L1 - Demo OH Elec GL E-F / 6-14	VECA	2	10-Apr-20	13-Apr-20
C2247	Existing L1 - Cut / Cap Plumbing GL E-F / 7-14	HP	3	10-Apr-20	14-Apr-20
C2248	Existing L1 - Cut / Cap Sheet Metal GL E-F / 7-14	HP	5	10-Apr-20	16-Apr-20
C2251	Existing L1 - Demo / Abate GL E-F / 7-14	PAS	6	17-Apr-20	24-Apr-20
C2257	Existing L1 - Install Collector Plates L1-L2 F / 7-12 Line	SK	7	27-Apr-20	05-May-20
C2259	Existing L1 - Spray Applied Fireproofing	RHFP	3	06-May-20	08-May-20
C2260	Existing L1 - Layout / Frame Walls & Door Frames GL E-F / 8-14	AP	3	11-May-20	13-May-20
C2262	Existing L1 - Elect OH RI / Lights GL E-F / 8-14	VECA	4	11-May-20	14-May-20
Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300			18	20-Apr-20	13-May-20
C2396	Existing L1 - Remove Ceiling	PAS	2	20-Apr-20	21-Apr-20
C2397	Existing L1 - Cut / Cap MEP	VECA	1	22-Apr-20	22-Apr-20
C2398	Existing L1 - Make Safe / Demo Elec	VECA	2	22-Apr-20	23-Apr-20
C2399	Existing L1 - Abate	PAS	4	24-Apr-20	29-Apr-20
C2250	Existing L1 - Demo Granite / CMU Wall	PAS	2	30-Apr-20	01-May-20
C2400	Existing L1 - Move Temporary Partition Wall	AP	1	04-May-20	04-May-20
C2416	Existing L1 - OH Mechanical Hangers	HP	1	05-May-20	05-May-20
C2417	Existing L1 - OH Electrical Hangers	VECA	1	05-May-20	05-May-20
C2418	Existing L1 - Layout Top Track	AP	1	06-May-20	06-May-20
C2419	Existing L1 - Spray Applied Fireproofing	RHFP	2	07-May-20	08-May-20
C2422	Existing L1 - Sprinkler RI	RHFP	2	12-May-20	13-May-20
Phase 2 - Level 1 Renovation - Shearwall / Collector Plates GL C / 5-15			29	06-Apr-20	14-May-20
C2341	Existing L1 - Demo / Abate for Shearwall Below Ceiling	PAS	4	06-Apr-20*	09-Apr-20
C2461	Existing L1 - Cut / Cap Sheetmetal	HP	1	10-Apr-20	10-Apr-20
C2244	Existing L1 - Demo / Abate for Shearwall / Collector Plates Above Ceiling	PAS	10	13-Apr-20	24-Apr-20
C2361	Existing L1 - Install Collector Plates	SK	5	27-Apr-20	01-May-20
C2362	Existing L1 - Install Studs for Shearwall GL 8-11	SK	2	04-May-20	05-May-20
C2363	Existing L1 - Framing for Shearwall Form	AP	2	06-May-20	07-May-20
C2253	Existing L1 - Layout / Core Drill	IW	5	08-May-20	14-May-20
Phase 2 - Level 1 Renovation - CPVC Sprinklers			14	24-Apr-20	13-May-20
C2285	Existing L1 - CPVC Pipe Layout / Review	RHFP	4	24-Apr-20	29-Apr-20
C2442	Existing L1 - Install / Pressure Test CPVC	RHFP	10	30-Apr-20	13-May-20
Phase 2 - Level 2 Renovation			38	27-Mar-20 A	19-May-20
C1141	Existing L2 - Barricade & Partition Off Remodel Spaces	AP	5	27-Mar-20 A	02-Apr-20
Phase 2 - Level 2 Renovation - Corridor 2220 / 2221 GL 16-24			19	06-Apr-20	30-Apr-20
C2388	Existing L2 - Build Covered Public Walkway / Access Scaffold 1116 / 1163	AP	4	06-Apr-20*	09-Apr-20
C2392	Existing L2 - Make Safe Elec	VECA	2	10-Apr-20	13-Apr-20
C2317	Existing L2 - Demo Walls	PAS	1	14-Apr-20	14-Apr-20
C2401	Existing L2 - Demo Ceiling	PAS	2	15-Apr-20	16-Apr-20
C2321	Existing L2 - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	17-Apr-20	20-Apr-20
C2307	Existing L2 - Abate	PAS	8	21-Apr-20	30-Apr-20
Phase 2 - Level 2 Renovation - GL C-E 14-19			24	10-Apr-20	13-May-20



Snohomish County
Facilities Management
Courthouse Project

C2403	Existing L2 - Make Safe Elec	VECA	2	10-Apr-20	13-Apr-20
C2404	Existing L2 - Demo Walls / Stairs	PAS	3	14-Apr-20	16-Apr-20
C2318	Existing L2 - Demo / Abate Ceilings	PAS	3	17-Apr-20	21-Apr-20
C2406	Existing L2 - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	22-Apr-20	23-Apr-20
C2407	Existing L2 - Demo Elec / Mech OH	PAS	2	24-Apr-20	27-Apr-20
C2325	Existing L2 - Abate	PAS	8	28-Apr-20	07-May-20
C2310	Existing L2 - Install Drag Strut GL E-E.5 / 19.6	PAS	3	08-May-20	12-May-20
C2319	Existing L2 - Layout / Top Track	AP	3	08-May-20	12-May-20
C2324	Existing L2 - OH Steel Sprinkler Pipe Hangers	RHFP	3	08-May-20	12-May-20
C2389	Existing L2 - Install Steel / Metal Deck Infill at Stairway	SK	4	08-May-20	13-May-20
C2408	Existing L2 - OH Sheetmetal & Plumbing Hangers	HP	2	11-May-20	12-May-20
C2409	Existing L2 - OH Electrical Hangers	VECA	2	11-May-20	12-May-20
Phase 2 - Level 2 Renovation - Shearwall GL C-C.5 / 5-14			28	10-Apr-20	19-May-20
C2301	Existing L2 - Make Safe Elec for Wall Demo	VECA	1	10-Apr-20*	10-Apr-20
C2298	Existing L2 - Demo / Abate for Shearwall Below Ceiling #1	PAS	1	13-Apr-20*	13-Apr-20
C2440	Existing L2 - Demo / Abate for Shearwall Below Ceiling #2	PAS	1	20-Apr-20*	20-Apr-20
C2300	Existing L2 - Build Covered Public Walkway / Access Scaffold	AP	4	21-Apr-20	24-Apr-20
C2441	Existing L2 - Make Safe Elec for OH Demo	VECA	1	27-Apr-20	27-Apr-20
C2302	Existing L2 - Demo Ceiling	PAS	4	28-Apr-20	01-May-20
C2304	Existing L2 - Cut / Cap Fitting & Sheetmetal	HP	2	04-May-20	05-May-20
C2305	Existing L2 - Demo / Abate Above Ceiling	PAS	10	06-May-20	19-May-20
Phase 2 - Trial Courtroom Renovations			58	24-Feb-20 A	13-May-20
Phase 2 - Courtroom 2A			6	06-May-20	13-May-20
C2462	Courtroom 2A - Remove Spline Ceiling	PAS	2	06-May-20*	07-May-20
C2463	Courtroom 2A - Layout for Plumbing Core Holes	HP	1	08-May-20	08-May-20
C2464	Courtroom 2A - Abate to Allow for Removal of Plumbing Waste Line for Level	PAS	3	11-May-20	13-May-20
Phase 2 - Courtroom 3A			34	24-Feb-20 A	09-Apr-20
C2155	Courtroom 3A - Install Audio Visual Equipment		5	24-Feb-20 A	07-Apr-20
C1704	Courtroom 3A - Final Clean & Punchlist	HCC	1	08-Apr-20	08-Apr-20
C1705	Courtroom 3A - Punchlist Corrections	HCC	1	09-Apr-20	09-Apr-20
C1706	Courtroom 3A - TCO	HCC	0		09-Apr-20